

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION**  
**STAFF REPORT**  
March 17, 2000

**SUBJECT:**  
HDC 00-0155                      216 W. Montgomery Avenue

**Applicant:**                      Ali Honarkar, diVISION ONE  
For Honarkar/Begines Family  
216 W. Montgomery Ave  
Rockville, Maryland 20850

**Property Owner:**              Honarkar/Begines Family  
216 W. Montgomery Avenue  
Rockville, Maryland 20850

**Date Filed:**                      February 29, 2000

**Type of Property:**              Non-contributing Resource  
W. Montgomery Ave. Historic  
District



**REVIEWS OF THIS PROJECT**

Historic District Commission Courtesy Review: February 15, 2000  
Historic District Commission Hearing Date: March 21, 2000

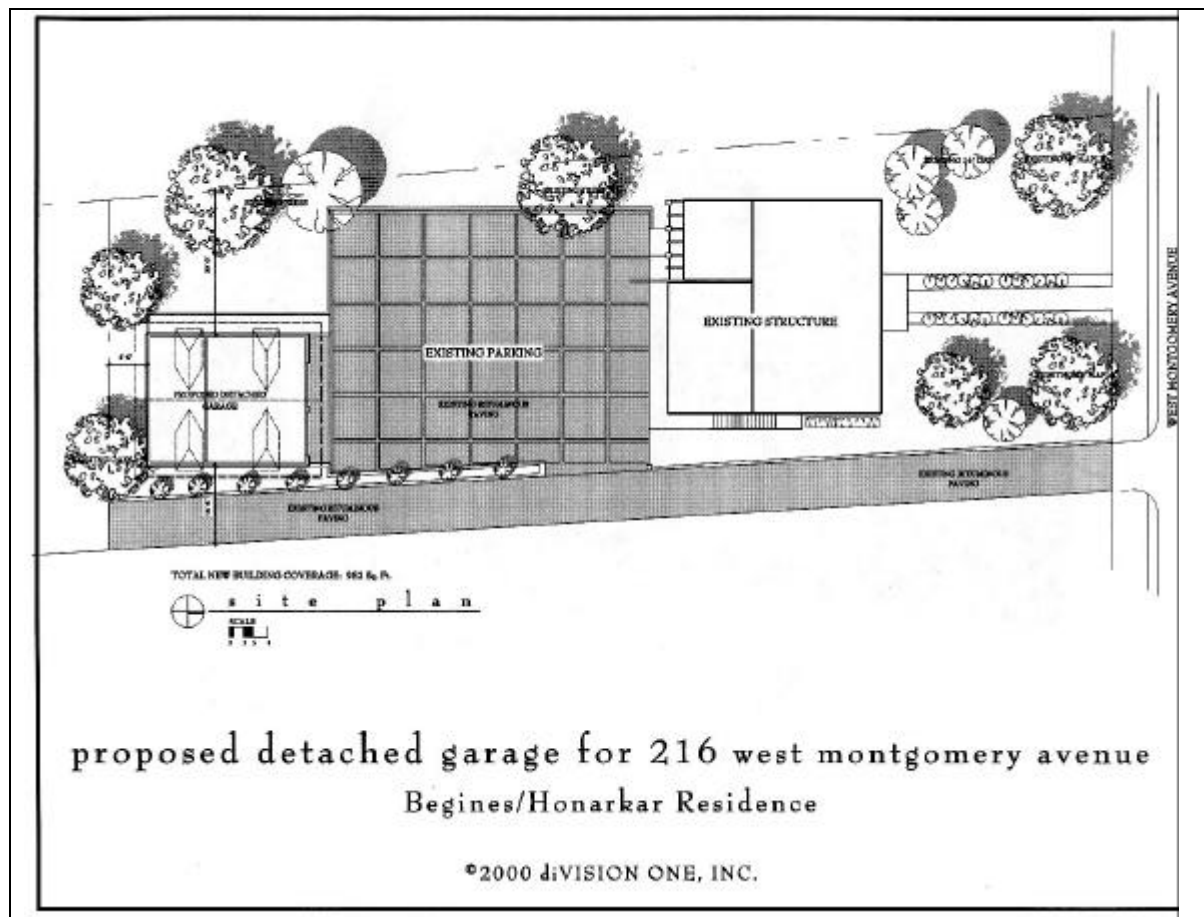
**PREVIOUS RELATED ACTION AT THIS ADDRESS:**

This house was constructed in 1985-86.

HDC-97-0096:                      Signage for a dental office  
HDC-95-0065:                      Construction of house addition - approved  
HDC-94-0060:                      Construction of house addition - denied  
HD-26-91:                          Construction of tool shed on concrete piles  
HD-1-91:                              Removal of a tree and branches from other trees; construction of a fence.  
HD-97-83:                          Construction of a brick, 2.5 story single-family house  
Request to change west elevation from 9 to 2 windows - approved  
Request to alter front portico and front façade - denied  
Approval of existing house elevations - denied  
HD-19-76:                          Construction of 2-story single-family dwelling with attached garage  
(Not built in 1976. The property was sold with an approved site plan in  
force in 1983.)

**REQUEST:**

1. Remove an existing garden shed and construct a two-car detached garage.
2. Increase evergreen landscape screen at rear property line.
3. Improve the design of the front façade of the existing house by construction of a two-story enclosed portico with columns, and change of front elevation window headers and shutters.



Existing shed located at southwest corner of property behind existing parking lot.



View of existing shed and proposed garage site from alley at eastern edge of property.



The applicants propose to construct a detached brick garage in a “carriage house” style to be located at the southeast corner of the property. The north façade is 28 feet in length; the east and west façades are 34 feet; the mid-rise roof height is 14 feet, 11 inches. The end-gabled roof is clad with asphalt shingles and has two evenly spaced dormers, each with one window, on the east and west façades. The windows throughout are 6/6 double sash windows. The garage doors are designed to simulate a pair of side-opening garage doors hung on iron strap hinges. Each door has eight small lights at the top. There are two garage door bays in the north façade and a pedestrian door and an additional garage door bay on the west façade. The south façade is unrelieved except for an attic gable window.

Proposed changes to the front house facade include enclosing the present open porch and extending it to the second story while adding two columns. A shed-roofed central dormer with two small windows and a balustrade over the porch/portico will be constructed on the roof.



Existing front and east elevations of 216  
West Montgomery Avenue



Proposed front and east elevations of 216  
West Montgomery Avenue



STAFF COMMENTS:

*1. Historic archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The non-contributing structure at 216 West Montgomery Avenue is surrounded by contributing structures of historic and architectural value and located in the West Montgomery Avenue Historic District. The contemporary Georgian-design structure was constructed in 1985-86 from plans approved in 1975. The West Montgomery Avenue streetscape is comprised of large houses on deep lots with mature vegetation largely built between 1880 and 1940. The residential property behind 216 West Montgomery Avenue is not in the historic district, while the two abutting side properties are in the district.

*2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The proposed revisions to the front elevation continue the contemporary Georgian design of the existing structure. The proposed elevation changes include a new dormer window and an iron railing which successfully break up the roofline. Headers, sills, and new shutters are added to the windows to better define them. The two-story extension of the entrance includes a second-story window above the doorway.

The existing front elevation is plain and adds little to the architectural interest of the house or to the surrounding area. The proposed two-story portico, however, is visually cumbersome in relation to the balance of the structure and appears to overpower the original structure. It is possible that the bulk of the proposed addition, or the appearance of bulk, can be reduced to make it more compatible with the original structure and still improve upon the existing entrance. Staff notes that the portico can not be more than 10 feet wide and can not encroach more than 3 feet into the front setback space. Staff has not received proposed dimensions and setbacks for the addition.

The proposed garage is in compliance with Rockville R-90 development standards for accessory buildings except that it exceeds the 10% minimum lot size (9000 square feet in the R-90 Zone permitted for an accessory building in the R-90 zone by 52 square feet. It must be reduced from 952 square feet to 900 square feet. The brick material and windows complement the main structure. It is suggested that the windowed dormers on the garage be modified with hipped roofs to better harmonize with the architecture of the house. The garage will be minimally visible from West Montgomery Avenue, as it will be situated directly behind the house. The greatest impact will be from the subject property, and properties immediately to the rear and adjacent to the subject.

3. *The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

Well-proportioned additions that are compatible with the original structure are desirable. The scale and proportion of the proposed portico addition appear massive in comparison to the facade, particularly when viewed from an angle. The direct front elevation appears less massive. The dormer window with railing, the second story window above the door, the transom, and the columns help to break up the mass. The material proposed for the portico addition is not identified.

4. *Mature Tree Removal*

No trees will be removed. The existing evergreen screen will be extended along the rear property line.

5. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

Although a two-story portico can be consistent with the Georgian design of the building, it is a considerable addition and appears to be out of scale with the existing structure. Staff recommends that the HDC work with the applicant regarding the design and proportion of the portico.

Approval is subject to the following conditions:

1. Parking spaces, driveways, and pavement specifications in accordance with the City's Zoning and Planning Ordinance;
2. All construction must be in compliance with the City's construction codes, the Life Safety Code, and the Maryland Building Code;
3. By Rockville Code 25(3)(11), accessory buildings must be located in the rear yard and are limited to one story. One third of the loft area may be floored for mezzanine storage. (Section 25-2).
4. By Rockville Code 25-1, a home occupation must be conducted entirely within the dwelling unit, which precludes use of the proposed garage in support of a home office or the approved dentist office.
5. Reduce the size of the garage to 900 square feet from 952 square feet to comply with the provisions of Section 25-1 which limits the size of an accessory building to 10 percent of the minimum lot area (9000 square feet) for the zone (R-90), in which the lot is located.

Notice of this application was sent March 6, 2000 to owners of record within .25 miles of the property including 90 residents of the historic district and 38 adjacent property owners.

